

# City of Bothell

## Notice of Application

**Issue date:** July 11<sup>th</sup>, 2022

**End of comment period** 5:00 PM on August 1<sup>st</sup>, 2022

This comment period deadline is the date before which the city will not make additional or further decisions regarding this application. The City is not required to make any decision immediately following this date, but could if all necessary information is properly represented in the case file. You are welcome to submit comment after this date. In this case, the next subsequent decision or recommendation is: *SEPA Determination*

**Applicant/Agent:** Medina Custom Homes  
Mukul Kumar, medinacustomhomes@gmail.com  
14663 SE Allen Road  
Bellevue, WA 98006

**Hearing information, if applicable:** Not Applicable

**Project case number:** SUB2022-20216; PUD2022-20288  
CAPR2022-20287; SEP2022-20230

**Project name:** Creekside Meadows Short Plat

**Project location:** 20807 Royal Anne Road  
Bothell, WA 98021  
Snohomish County Parcel 00373001700102

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**Project description:** The applicant proposes the subdivision of one (1) single-family lot that is roughly 1.6 acres into seven (7) single-family lots. The project proposes the utilization of the clustered planned unit development (PUD) regulations to retain open space and reduce the required minimum lot size and dimension regulations. A portion of a Category III wetland crosses the eastern boundary of the site, and the project proposes the utilization of wetland buffer averaging via a critical areas alteration permit (CAAP) to process the review of this proposed modification. No further critical areas were identified on-site. Access is proposed via a new access tract from Royal Anne Road in roughly the middle of the western boundary of the site. Other improvements typical for new developments are included in the proposal, such as improvements for utilities and stormwater drainage.

**Other permit applications pending with this application:** None.

**Other permits approved or required, but not included with this application:** If approved, grading, building, and utility permits will be required to complete the project.

**Special studies requested of the applicant at this time (RCW 36.70B.070):** None at this time.

**Existing documents that evaluate the impacts of the proposed project:** SEPA Checklist, Tree Retention Plan, Storm Drainage Analysis, Geotechnical Report, Critical Areas Study, and Safe Walks to School Documents and Form.

**SUB Application received:** April 19<sup>th</sup>, 2022

**PUD Application received:** April 29<sup>th</sup>, 2022

**CAPR Application received** April 29<sup>th</sup>, 2022

**SUB Date application deemed complete:** April 19<sup>th</sup>, 2022

**PUD Date application deemed complete:** April 29<sup>th</sup>, 2022

**CAPR Date application deemed complete:** April 29<sup>th</sup>, 2022

A preliminary determination of consistency has not been made at the time of this notice. The following applicable development regulations will be used for project mitigation and consistency: Bothell Municipal Code Titles: 11-Administration, 12-Zoning, 14-Environment, City of Bothell Design and Construction Standards and Specifications, Imagine Bothell...Comprehensive Plan.

Every person has the right to comment on this project by submitting those comments in writing to [kirsten.mandt@bothellwa.gov](mailto:kirsten.mandt@bothellwa.gov) and/or 425-806-6403 at the Department of Community Development within the comment period identified above. Those who may wish to receive notice of and participate in any hearings, and/or request a copy of the decision once made and any appeal rights may also submit such requests to the Department of Community Development.

Project files, plans and documents are available for viewing and/or copying (at the requestor's cost). To view records or request copies of documents please submit Public Records request via City [website](#). Arrangements to view the documents will be made once the request is completed and are located at the Department of Community Development, Bothell City Hall, 18415 101<sup>st</sup> Ave NE, Bothell, WA 98011.